

Town Plan Steering Committee

May 18, 2016

5:30 - 7:00 pm

## Meeting Notes

Present: Marshall Paulson, Mary Houle, Heidi Bormann, Brad Elliott, Alison Anand, Clare Rock (staff)

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### **Mapping Workshop Follow Up**

Rock reviewed the Mapping Workshop notes and maps, and provided the following overview of the workshop outcomes:

#### Natural Lands Group:

The group outlined the core forest habitats, the floodplain and the Camels Hump view from the park and ride and the VYCC view from the I89 on the map. The group identified the following priorities:

- Density based zoning/cluster development;
- Core forest overlay district (and identified connections);
- Design review, conditional use that respects the natural features developed by the conservation commission;
- Identify on future land use maps potential and existing trail networks connecting all neighborhoods to the village;
- Explore options for financially incentivizing large land owners to conserve large parcels of land
- Protect riparian/floodplain areas.

#### Working land Group:

The group outlined the major working farms and forests on the map and identified the following priorities:

- Zoning changes to increase minimum lot sizes in working land areas;
- Protect riparian buffers by incentives, education, easements...;
- Allow for farm worker housing (such as seasonal housing);
- Allow for/attract a community food processing facility.

#### Economic Opportunity Group:

The Group outlined the areas of current economic activity and identified the Gateway Commercial Zoning District and the area around Harrington's on East Main Street as areas for economic opportunity. The group identified the following:

- Support home based businesses;
- Commercial opportunity at east end of Village;

- Gateway Commercial District and the Creamery parcel as key commercial locations (could include high tech firms, health services and small hotel, include sidewalks and design standards);
- Discourage box stores or large chain businesses;
- Needs include quick stop for coffee and muffins, diner/affordable breakfast restaurant.

#### Village and Downtown Group:

The group outlined the Village area, the downtown area, and the Jonesville Village area on the map plus identified the following priorities:

- New downtown streetscape plan that addresses parking concerns and improves the downtown appearance
- (Re) establish Jonesville as a destination and work to bring an anchor businesses to the historic commercial area (such as recreation industry based) and help re-enforce the neighborhood center.
- Encourage the establishment of a “Third Place” similar to the On The Rise Bakery.

Additional discussion included to the need to ensure that any future zoning doesn’t de-value private property.

#### Housing and Neighborhoods Group:

The group identified the following neighborhoods: Riverview Commons, Southview/Hidden Pines/Valley View, Graystone, Jonesville, lower Wes White Hill, Fays Corner and the Village. The group identified the following priorities:

- Redevelopment of Jonesville;
- Encourage density in Village, Jonesville and other key areas, by providing incentives for smaller lots and smaller homes;
- Encourage sidewalks, shared spaces plus block parties, green up activities and email lists (social networks);
- Encourage denser, clustered development with green space, promote bike and pedestrian connections between and thru neighborhoods;
- Promote housing cooperatives, housing trusts, and other housing ownership and development options.

#### Character and Culture Group:

The group identified the following areas: the Multrup Farm, Conant Farm, the Village, Jonesville Village, Fays Corner, the Huntington Gorge, the VYCC/Monitor Barn, Cochran’s Ski Area, the Schools and the cemeteries. The group identified the following priorities:

- Marketing/promotion of social and recreational opportunities, info kiosk, signage and wayfinding (including re-vamp the “Welcome” sign, consider a brand like the Town of Waterbury);
- Director position to help with the marketing and promotion.

#### **Future Land Use Map Discussion**

Rock presented 3 alternative future land use map concepts for discussion:

Concept 1 – simplified map with the following areas: Developable Areas, Natural and Working Lands, and Development Constraints.

Concept 2 – map with the following areas: Natural & Working Lands, Neighborhoods, Villages, Downtown, and Special Areas.

Concept 3 – maps with the following areas: Natural Lands, Working Lands, Neighborhoods, Fays Corner, Jonesville Village, The Village, Downtown, Water & Sewer Service Area, Proposed Water & Sewer Service Area, Recreation Areas, Future Trails, Bike & Ped Trails, Enterprise Areas (1. Village adjacent, 2. Jonesville Village, 3. River Road), and Character Zones (1. Campus/institutional, 2. Recreational)

Brief discussion included the following comments:

Elliot like the Development Constraints information and thinks a map like this would be informative in the town plan, but feels like the Future land Use Map should be more positive, about what we do want, instead of what we cannot do. For this reason likes the direction of the other 2 maps.

Others would like some more time to review the maps and provide comments on or before the next meeting.

**Next Meeting Date: June 15, 2016**